

Island Times



Environmental Investigation and Cleanup News Naval Station Treasure Island

Fall 2003

<http://www.efdswnavfac.navy.mil/Environmental/TreasureIsland.htm>

This newsletter has been developed to update you about the Department of the Navy's (Navy) environmental program and recent field activities taking place on Treasure Island (TI) and Yerba Buena Island (YBI). Environmental investigations and cleanup began on TI and YBI in the mid 1980s and continue today. The Navy is conducting these actions, with oversight provided by State and Federal environmental regulatory agencies. Please share this information with family members, friends, and representatives from any local organizations that may benefit.

Individuals, businesses, and organizations can receive future newsletters by completing and returning the mailing coupon found on the back page. We also welcome your comments on the newsletter.

Previous editions of the Island Times Newsletter include:

Summer 2001, Fall 2001
Winter 2001-2002, Spring 2002
Summer 2002, and Fall 2002.

To view those past editions,
visit the Navy's website at:

<http://www.efdswnavfac.navy.mil/Environmental/TreasureIsland.htm>.

Current and Upcoming Property Transfer Documents

Draft Finding of Suitability to Transfer for Treasure Island
August 2003

Draft Finding of Suitability to Transfer for Yerba Buena Island
November 2003

Draft Finding of Suitability for Early Transfer
November 2003

TRANSFER OF TREASURE ISLAND AND YERBA BUENA ISLAND FROM THE NAVY

The Navy is proceeding with steps to transfer the entire remaining property at Treasure Island and Yerba Buena Island. The Navy and the Treasure Island Development Authority are in discussions for the transfer. There are opportunities for public participation, including the public comment periods on the transfer documents described below.

FINDINGS OF SUITABILITY TO TRANSFER (FOST) TREASURE ISLAND AND YERBA BUENA ISLAND

The Navy is developing Findings of Suitability to Transfer (FOST) for portions of property at Treasure Island and Yerba Buena Island. A FOST documents previous uses of the property related to the release of hazardous substances, the suitability to transfer, and any disclosures of hazards or restrictions on future use. If necessary, a FOST also includes a covenant and an access clause allowing the government to conduct environmental monitoring after the property is transferred. The objectives of a FOST are to:

- ✓ Ensure protection of human health and the environment;
- ✓ Ensure that transfers do not interfere with ongoing environmental cleanups at nearby sites;
- ✓ Ensure compliance with all applicable environmental requirements and laws;
- ✓ Allow for public and regulatory agency participation; and
- ✓ Ensure sufficient environmental review of the property.

TI/YBI HISTORICAL FACT QUESTION

When did the Navy arrive on Treasure Island?

The FOST process for meeting the objectives discussed above can be summarized in the following steps:

1. Notify the State and Federal Regulatory Agencies of the Initiation of the FOST Process.

Notification allows the agencies to participate in the environmental review process.

2. Evaluate the Property for Transfer.

The Base Realignment and Closure (BRAC) Cleanup Team (BCT) evaluates the environmental condition of the property by reviewing the Environmental Baseline Survey and other relevant and current information. The BCT considers the current environmental conditions and previous uses of the property to identify any unacceptable future activities.

3. Prepare a Draft FOST.

The Navy prepares a draft FOST.

4. Notify Regulatory Agencies and the Public of the Intent to Sign a FOST.

The draft FOST is mailed to the regulatory agencies and made available to the public for review and comment.

5. Complete and Sign the FOST.

The Navy reviews and addresses all relevant comments received during the comment period for the draft FOST. Any unresolved issues are included as an attachment to the final FOST. The final FOST is forwarded to the appropriate Navy officials for signature. Copies of the signed FOST are provided to the regulatory agencies.

6. Notify the Public of Signature of the FOST.

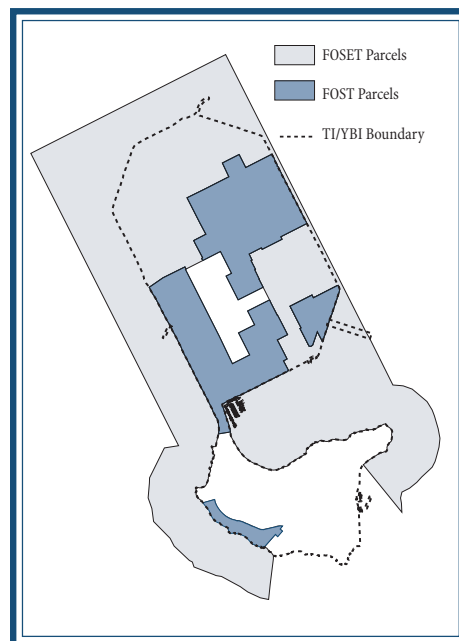
After the FOST has been signed and distributed to the regulatory agencies, the Navy notifies the public that the FOST has been signed and is available upon request. Notification is accomplished by publishing a notice or an advertisement in local newspapers. The FOST is also made available at the Information Repository for Treasure Island.

A Notice of Intent to Sign a FOST was issued on August 30, 2003 for portions of Treasure Island. (A separate FOST for property on Yerba Buena Island will be available for review later this Fall.) A copy of the Notice was mailed to the community relations mailing list, which includes residents of both islands and other interested parties. The public was invited to review and comment on the FOST, and public comments were requested by September 24, 2003 to the Navy.

FINDINGS OF SUITABILITY FOR EARLY TRANSFER (FOSET)

In an effort to expedite reuse, a Finding of Suitability for Early Transfer (FOSET) using the Early Transfer Authority (ETA) may be prepared instead of a FOST. If all remedial actions necessary to protect human health and the environment have not been completed, the Navy may also transfer responsibility for completing required actions to a local redevelopment agency, such as the City of San Francisco Treasure Island Development Authority (TIDA) under an Environmental Services Cooperative Agreement (ESCA). An ESCA is a grant that would obligate the transferee to complete remediation for a negotiated price. Steps for preparation of a FOSET are very similar to those described for a FOST. The Governor must approve the FOSET and the use of the ETA based on the following criteria:

1. The property is suitable for transfer for the use intended by the transferee, and the intended use is consistent with protection of human health and the environment.
2. The agreement to govern the transfer contains assurances that remedial actions will continue without disruption.
3. The federal agency that requests the deferral has provided public notice of the proposed transfer and of the opportunity for the public to submit written comments.
4. The deferral and transfer of the property will not substantially delay any necessary response actions.



**FOST AND FOSET
PARCEL LOCATIONS**

The FOSET must include necessary use restrictions to protect the transferee and a clause allowing the Navy access to the property to continue environmental investigations, cleanup, and monitoring. The Navy is currently developing a FOSET for portions of Treasure Island. (See Figure for FOST and FOSET parcels) It is anticipated that the Draft FOSET will be available for review later this Fall. A Notice of Intent to Sign a FOSET will be published at least 30 days

prior to the transfer of property. The Notice will invite the public to review and comment on the FOSET by a date specified in the notice.

RECENT AND UPCOMING FIELD ACTIVITIES

Work notices are typically mailed to residents for work conducted in the housing areas. The public can also contact the Navy for further information at (415) 743-4704 regarding any ongoing Navy environmental work anywhere at Treasure Island and Yerba Buena Island.

Site 12 TI Housing Common Areas

A 6-week field investigation for Site 12 began in August 2003 and is expected to be completed during September. A work notice was distributed in July. Trenching and sampling is being conducted in the landscaped common areas surrounding the housing units outside the fenced and backyard areas. These areas were not included in the Site 12 Engineering Evaluation and Cost Analysis (EE/CA) that was issued in September 2002. The results of the common area investigation will be used to assist the Navy with making future environmental decisions for Site 12.

Site 24 Former Dry Cleaning Facility

A field investigation was conducted at Site 24 from May through July 2003. The purpose of the investigation was to delineate the horizontal and vertical extent of a plume of chlorinated solvents beneath the ground surface that were released when Building 99 operated as a dry cleaning facility.

A pilot study will be implemented in the area of Building 99 at Site 24 beginning in September 2003 and continuing for several months. The pilot study will help to evaluate the effectiveness of bioremediation to clean up chlorinated solvents at the site.

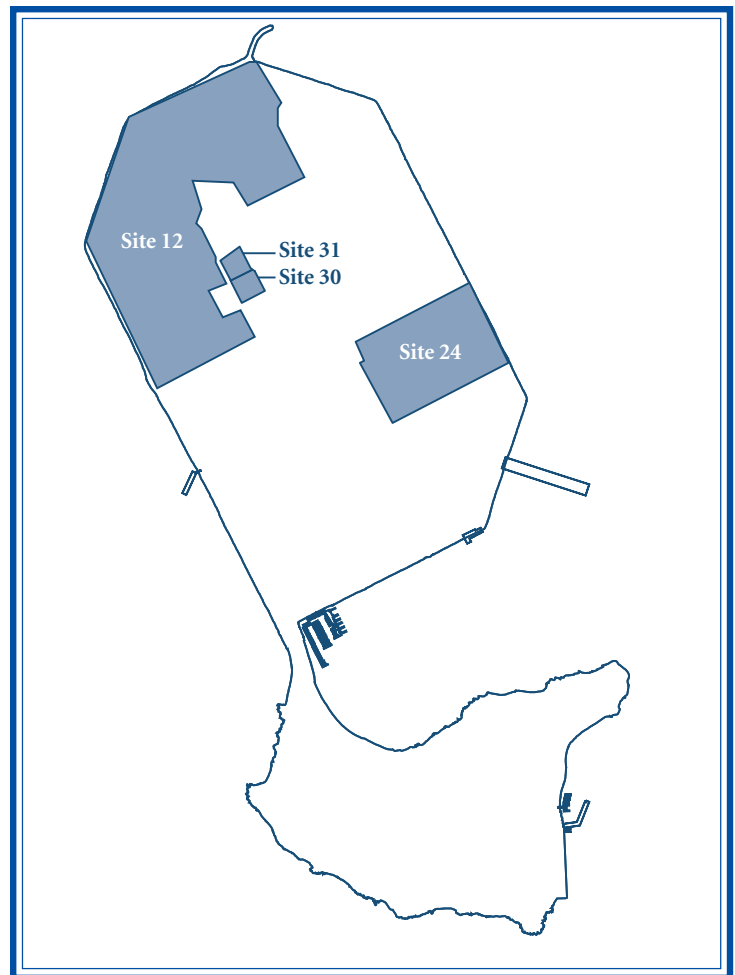
Site 30 / Childcare Center

A field investigation and response action was conducted at the childcare center in early 2003. Sampling showed contamination in soil at the site. In consultation with the Department of Toxic Substances Control (DTSC), soil containing hazardous material was excavated. Other areas not excavated were covered with concrete and a top layer of asphalt. The childcare center opened on March 17, 2003.

Site 31 / Former South Storage Yard at TI Elementary School

Aerial photographs indicated earlier use as a storage yard prior to the construction of the TI Elementary School in the late 1960's. Additionally, investigation of adjoining 11th Street during the Parcel T094 investigation identified elevated concentrations of Lead, copper and dioxins in the subsurface, some of which was removed in an area outside of the paved playground.

In August 2003, additional trench and geoprobe sampling was conducted beneath the asphalt pavement in the south school playground. The pavement was restored prior to the beginning of the school year. The site can continue to be used as a paved playground until a determination is made on what further actions may be required.



Site Locations

Environmental Baseline Survey

As part of the determination for transfer process, the Navy has been conducting sampling at various locations across Treasure Island and Yerba Buena Island, based on a Final Project Plan issued on June 26, 2003. The sites being investigated were identified as potential areas of concern based on reviews of aerial photographs and building drawings, as well as information gathered during site walks. Locations include the fenced yard of the Fire House Building 157 (Parcel T098), the former Navy public works Building 292 area (Parcel T107), a ship mockup area (Parcel T111), the Sewage Treatment Plant (Parcel T112), former maintenance Buildings 445 (Parcel T115) and 180 (Parcel T005), and a battery debris site on YBI (Parcel YB22).

No further action was earlier proposed for an electrical transformer pad in TI Housing (Parcel T100), a former skeet range near Building 257 (Parcel T092), and areas of potential staining at the Old Brig site across from the Elementary School.

The first round of sampling was conducted in May 2003, and the second round was completed in September 2003. The results of the sampling will be discussed with the Regulatory Agencies to determine whether any action is needed at each location.

TREASURE ISLAND RESTORATION ADVISORY BOARD REACHES A MILESTONE: 100 MEETINGS!

On Tuesday, May 20, 2003, the Treasure Island Restoration Advisory Board (RAB) held its 100th meeting. In order to celebrate this historic 100th meeting of the Treasure Island RAB, this particular meeting was moved from the Casa de la Vista on Treasure Island to the Admiral Nimitz House on Yerba Buena Island. Attendees walked up to find that, literally, the red carpet had been rolled out for them.

The meeting began at 7:00 p.m. but attendees were invited to arrive at 6:00 p.m. to socialize and enjoy a potluck of many wonderful foods. The hit of the night was the cake, made by RAB member and TreasureIsland resident Susie Stewart. Not only did Stewart shape the cake like Treasure Island, she included a Hulk figure as homage to the filming of that movie done on the island. While RAB members gathered to enjoy the potluck before and after the meeting they were able to view a video of the Golden Gate Exposition from 1939-1940 that shows Treasure Island in its early days.

In honor of the 100th meeting, many former RAB members came out to hear an update and see some old friends. In addition, there were some first time attendees at the RAB meeting. (RAB meetings are always open to the public.) The Navy gave special certificates of appreciation to the regulatory members of the RAB as well as the community members who have given their time and service.



Cake made by Susie Stewart

The Navy Co-chair of the RAB is James B. Sullivan. Mr. Sullivan serves as the Base Realignment and Closure Environmental Coordinator for Treasure Island, and has been the Navy Co-chair of the RAB since its founding in 1994. Mr. Sullivan has attended every single one of the 100 RAB meetings. In honor of that dedication, Captain Bianchi of Naval Facilities Engineering Command, Southwest Division EFA West, was present at the meeting. Captain Bianchi came to honor Mr. Sullivan with a certificate of recognition from Wayne Arny, the principal deputy assistant secretary of the Navy, and to thank James Sullivan for his hard work.

TI TEAM MEMBER PROFILE: SCOTT ANDERSON

Scott Anderson has been a member of the Treasure Island team for two years. During that time he has been a contractor for the Navy, working for Anteon. Scott got his degree in Geography with an emphasis in City Planning from Chico State University. Before coming to work on the Treasure Island team, Scott spent the previous 13 years in the environmental consulting business, working with ENSR and Brown & Caldwell.

Scott says that the best part of his work at Treasure Island has been the opportunity to become skilled at so many diverse things. He has learned a lot about the various aspects of property transfer, and has had some great experiences with innovative technology. Specifically, Scott is proud of the bioremediation pilot project underway at Site 24. One of the biggest challenges he has faced, yet perhaps the most rewarding aspect, is the teamwork required to cleanup Treasure Island. "Finding a way to work cooperatively with various groups like the City [of San Francisco], the Regulatory Agencies, and the public, has been challenging, but it's very rewarding to see the progress we have made."



Scott Anderson

Scott, a native of San Diego, enjoys coaching the baseball and soccer teams of his children and playing softball, golf, and tennis during his time off. Though he lives in San Diego, Scott has a soft spot in his heart for the Bay Area. When asked what he likes best about Treasure Island, Scott responded "The view!"

TI/YBI HISTORICAL FACT ANSWER

The World's Fair closed on September 29, 1940. Months earlier, Rear Admiral Greenslade, Commandant of the 12th Naval District Headquarters in San Francisco, had contacted the City regarding the use of Treasure Island. The Navy was granted a temporary lease after the Fair closed, and later on February 28, 1941, the City of San Francisco officially leased Treasure Island to the Navy. Navy operations began as the Naval Training and Distribution Center (TADCEN) Treasure Island. The Navy gained title to Treasure Island in 1943. (Yerba Buena Island had been in military use since 1867, first by the Army, and then by the Navy beginning in 1898.)

The Treasure Island RAB is a board of interested community members who review and comment on Navy documents relating to the environmental restoration of Treasure Island. The purpose of the board is to ensure community involvement in the cleanup process, and to help with the distribution of information from the Navy to the public. The RAB meetings are held the second Tuesday of every month from 7:00 p.m. to 9:00 p.m. at the Casa de la Vista on Treasure Island, and are open to the public. For more information about the RAB see <http://www.efdswnavfac.navy.mil/Environmental/NCRABschedule.htm> or call James Sullivan at (415) 743-4704.

UPCOMING RESTORATION ADVISORY BOARD (RAB) MEETINGS

Date and Times:

Tuesday, October 21, 2003, 7:00 pm - 9:00 pm
 Tuesday, November 18, 2003, 7:00 pm - 9:00 pm
 Tuesday, December 16, 2003, 7:00 pm - 9:00 pm
 Tuesday, January 20, 2004, 7:00 pm - 9:00 pm
 Tuesday, February 24, 7:00 pm - 9:00 pm
 Tuesday, March 23, 7:00 pm - 9:00 pm

Place:

Casa de la Vista, Building 271, Treasure Island

INFORMATION REPOSITORY

The following information repositories are provided for the community to review current documents related to environmental cleanup activities at TI:

Navy Southwest Detachment

410 Palm Avenue, Room 161, Building 1
 Treasure Island, San Francisco, California
 (415) 743-4704
 Monday – Friday
 8:30 a.m. to 4:30 p.m.

San Francisco Public Library

Government Publications Section
 100 Larkin Street, San Francisco, California
 (415) 557-4400
 Monday – 10 a.m. to 6 p.m.
 T/W/Th. - 9:00 a.m. to 8:00 p.m.
 Friday – noon to 6:00 p.m.
 Saturday – 10:00 a.m. to 6:00 p.m.
 Sunday – noon to 5:00 p.m.

WEBSITE

The Navy has initiated a web page for the TI RAB. You can find a listing of RAB meeting minutes, copies of fact sheets and newsletters, and other general information.

Please go to:

www.efdswnavfac.navy.mil/environmental/treasureisland.htm

Information regarding other Navy RABs in California can be found at:

www.efdswnavfac.navy.mil/environmental/rab.htm

HOW TO OBTAIN ADDITIONAL INFORMATION

If you have questions about the information contained in this fact sheet, you are encouraged to contact any of the following individuals:

Name/Title	Organization	Phone/Fax	Address	E-mail
James Sullivan BRAC Environmental Coordinator	Naval Facilities Engineering Command, Southwest Division	(619) 532-0966 (415) 743-4704 Fax: (619) 532-0983	1230 Columbia St., Suite 1100 San Diego, CA 92101	sullivanjb@efdswnavfac.navy.mil
David Rist Remedial Project Manager	Department of Toxic Substances Control	(510) 540-3763 Fax: (510) 849-5285	700 Heinz Ave. Suite 200 Berkeley, CA 94710	drist@dtsc.ca.gov
Sarah Raker Remedial Project Manager	Regional Water Quality Control Board	(510) 622-2377 Fax: (510) 622-2460	1515 Clay St. Suite 1400 Oakland, CA 94612	slr@rb2.swrcb.ca.gov

Mailing Coupon

If you would like to be added to the TI/YBI mailing list and receive copies of future newsletters and fact sheets, please fill out the coupon below and mail it to:

James Sullivan
Navy Southwest Detachment
410 Palm Avenue
Room 161, Building 1
Treasure Island, San Francisco, CA 94130-1806

Name _____

Address _____

City _____ State _____ Zip _____

E-mail Address _____

ADD MY NAME TO THE MAILING LIST ☐

DELETE MY NAME FROM THE MAILING LIST ☐



James Sullivan
Navy Southwest Detachment
410 Palm Avenue
Room 161, Building 1
Treasure Island
San Francisco, CA 94130-1806